

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # **2018112070**

**Project Title:** Oakland Waterfront Ballpark District

Lead Agency: City of Oakland

Contact Person: Peterson Vollmann

Mailing Address: 250 Frank H. Ogawa Plaza, Suite 3315

Phone: 510-238-6167

City: Oakland

Zip: 94612

County: Alameda

**Project Location:** County: Alameda City/Nearest Community: Oakland

Cross Streets: Embarcadero West and Market St/MLK Jr Way/Jefferson St/Clay St Zip Code: 94607

Lat. / Long. (degrees, minutes, and seconds): 37° 47' 47.6" N/ 122° 17' 07.7" W

Total Acres: 55

Assessor's Parcel No.: various

Section: n/a

Twp.: n/a

Range: n/a

Base: n/a

Within 2 Miles: State Hwy #: I-880, I-980, I-580

Waterways: Oakland Estuary/Inner Harbor, San Francisco Bay

Airports: n/a

Railways: Union Pacific, Amtrak, BART

Schools: various

## Document Type:

CEQA:  NOP

Early Cons

Neg Dec

Mit Neg Dec

Draft EIR

Supplement/Subsequent EIR

(Prior SCH No.) \_\_\_\_\_

Other \_\_\_\_\_

NEPA:  NOI

EA

Draft EIS

FONSI

Other:  Joint Document

Final Document

Other \_\_\_\_\_

## Local Action Type:

General Plan Update

General Plan Amendment

General Plan Element

Community Plan

Specific Plan

Master Plan

Planned Unit Development

Site Plan

Rezone

Prezone

Use Permit

Land Division (Subdivision, etc.)

Annexation

Redevelopment

Coastal Permit

Other \_\_\_\_\_

## Development Type:

Residential: Units 3,000 Acres \_\_\_\_\_

Office: Sq.ft. 1.5 m Acres \_\_\_\_\_ Employees \_\_\_\_\_

Commercial: Sq.ft. 270k Acres \_\_\_\_\_ Employees \_\_\_\_\_

Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

Educational

Recreational 18.3 acres privately-owned, publicly-accessible open spaces

Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

person capacity performance venue; 280ksf hotel space (400 rooms)

Transportation: Type \_\_\_\_\_

Mining: Mineral \_\_\_\_\_

Power: Type \_\_\_\_\_ MW \_\_\_\_\_

Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_

Hazardous Waste: Type \_\_\_\_\_

Other: 35,000 person capacity Major League Baseball Park; 3,500

## Project Issues Discussed in Document:

Aesthetic/Visual

Agricultural Land

Air Quality

Archeological/Historical

Biological Resources

Coastal Zone

Drainage/Absorption

Economic/Jobs

Fiscal

Flood Plain/Flooding

Forest Land/Fire Hazard

Geologic/Seismic

Minerals

Noise

Population/Housing Balance

Public Services/Facilities

Recreation/Parks

Schools/Universities

Septic Systems

Sewer Capacity

Soil Erosion/Compaction/Grading

Solid Waste

Toxic/Hazardous

Traffic/Circulation

Vegetation

Water Quality

Water Supply/Groundwater

Wetland/Riparian

Growth Inducement

Land Use

Cumulative Effects

Other: Energy, GHG, Tribal

## Present Land Use/Zoning/General Plan Designation:

Most of the Project site is located within the "General Industrial and Transportation" General Plan land use classification established by the City's Land and Use and Transportation Element (LUTE) of the City of Oakland General Plan. The Project site area east of Jefferson Street is located within the Retail Dining Entertainment 1 (RD&E-1) of the Estuary Policy Plan. The Project site is located within the City's (IG), General Industrial Zone, except for the portion of the site east of Jefferson Street, which is located within the City's M-40, Heavy Industrial Zone.

## Project Description: (please use a separate page if necessary)

The Oakland Waterfront Ballpark District Project ("Project") would construct a new open-air waterfront multi-purpose Major League Baseball (MLB) ballpark with a capacity of up to 35,000-persons ("Ballpark"); mixed use development including up to 3,000 residential units, up to 1.5 million square feet of office/commercial (which could include a range of commercial uses, such as general administrative and professional office, and life sciences/research), and up to approximately 270,000 square feet of retail uses; an approximately 50,000 square-foot indoor performance venue with capacity of up to 3,500 persons; up to approximately 270,000 square feet of retail uses; an approximately 50,000 square-foot indoor performance venue with capacity of up to 3,500 persons; up to approximately 270,000 square feet of retail uses. Note: The state Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

280,000 square-feet of hotel space including up to 400 rooms in one or more buildings and supportive conference facilities; a network of approximately 18.3 acres of privately-owned, publicly-accessible open spaces; and a maximum of approximately 8,900 total parking spaces at full buildout. Approximately 2,000 parking spaces would be shared by the Ballpark and the performance venue, and the remaining 6,900 parking spaces would serve residential and commercial uses on the Site. The proposed Project would demolish all existing buildings and structures on the Howard Terminal site except the four existing shipping container cranes, which may be retained.

As proposed by the Project Sponsor, the proposed Project would be developed in multiple phases: Phase 1 and followed by development of the remainder of the site, which together is total "Buildout". Phase 1 would generally include the area east of Market Street and is expected to take a minimum of 2 years to construct. Phase 1 is expected to include the Ballpark, up to 540 residential dwelling units, 250,000 square feet of commercial office space, 30,000 square feet of retail/restaurant uses, the one or more hotels with a total of up to 400 rooms, approximately 12.3 acres of open space, and 4,818 parking spaces. Once the Ballpark is constructed in Phase 1, the Project Sponsor would relocate all its operations from the existing Oakland Coliseum to the new facility. No physical changes are proposed at the Oakland Coliseum site as part of the Project. Future phases would include the balance of development and occur generally west of Market Street.

A "Maritime Reservation Scenario" is being considered, which involves an alternative site plan for the proposed Project, should the Port of Oakland elect, at any point within approximately 10 years from May 13, 2019, to terminate the Project sponsor's development rights to some or all of approximately 10-acres located generally in the southwestern corner of the Site, if the Port deems that area necessary to accommodate the expansion of the turning basin that is used to turn large vessels within Oakland's Inner Harbor. Such an election by the Port of Oakland would be made in accordance with the Exclusive Negotiation Term Sheet for Howard Terminal approved by the Board of Port Commissioners on May 13, 2019, as such agreement may be superseded by any future agreements between the parties. As a result of such election, the Project Site plan would be modified, and the proposed development would be more dense as a result of fitting the same development program (i.e. the Ballpark and mix of other uses proposed) onto the smaller site with less open space area.

The proposed Project may also include one or more variants, which are potential project features that may or may not be included by the Project Sponsor as part of the Project because the implementation of each is beyond the control of the Project Sponsor at this time. Two variants are analyzed in a separate section of this Draft EIR and include:

- Peaker Plant Variant: conversion of the existing Oakland Power Plant (referred to as the "Peaker Power Plant" in this Draft EIR because of its role in supplying power to the electric grid at times of peak demand) in the historic PG&E Station C facility and adjacent fuel storage tank east of Jefferson Street to a battery energy storage system, as well as physical changes to the existing buildings, removal of the jet fuel tank, and construction of mixed-use buildings on the jet fuel tank site;
- Aerial Gondola Variant: construction of a new aerial gondola above and along Washington Street, extending from a station located at 10th and Washington Streets in downtown Oakland to a station located at Water and Washington Streets in Jack London Square.

The Project sponsor proposes a transportation program that includes a Transportation Management Plan (TMP) that would allow the Project to achieve the 20 percent vehicle trip reduction (VTR) requirement of AB 734. The TMP would address ballpark-related transportation management, and the TDM Plan would address non-ballpark uses. While the basic framework of each plan is known, they are expected to be adjusted as needed and evolve over time, so that Project-related transportation continues to meet the 20 percent vehicle trip-reduction requirement, and to address access and safety in the vicinity.

To meet requirements of AB 734, the proposed Project would not generate any net additional greenhouse gas emissions through a combination of measures. The Project would be designed and constructed to receive Leadership in Energy and Environmental Design (LEED) Gold certification for the ballpark and nonresidential construction and achieve LEED Gold or GreenPoint equivalent rating for residential uses, as required by AB 734.

The Project sponsor is seeking amendments to regional plans prepared by the San Francisco Bay Conservation and Development Commission and the Metropolitan Transportation Commission, and proposes a boundary settlement and exchange agreement between the Port and the California State Lands Commission to accommodate the proposed Project. In 2019, the State approved Project-specific legislation, AB 1191, which specifically authorizes a trust exchange to resolve trust and boundary uncertainties, and authorizes the proposed ballpark and associated uses as a trust use if the State Lands Commission makes certain findings.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input checked="" type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input checked="" type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 4	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 2
<input checked="" type="checkbox"/> Caltrans Planning	<input checked="" type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input checked="" type="checkbox"/> S.F. Bay Conservation & Development Commission
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input checked="" type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Wildlife Region # 3	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input checked="" type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other <u>State Geologist</u>
<input checked="" type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date February 26, 2021 Ending Date April 12, 2021

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Environmental Science Associates</u>	Applicant: <u>Oakland Athletics Investment Group, LLC</u>
Address: <u>180 Grand Avenue, Suite 1050</u>	Address: <u>7000 Coliseum Way</u>
City/State/Zip: <u>Oakland, CA 94612</u>	City/State/Zip: <u>Oakland, CA 94621</u>
Contact: <u>Crescentia Brown</u>	Phone: <u>510-638-4900</u>
Phone: <u>510-839-5066</u>	

Signature of Lead Agency Representative:  Date: 2/22/21

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.